An exceptional penthouse apartment

Perseverance Works, 38 Kingsland Road, London, E2

£2,000,000 Leasehold (964 years remaining)

savills

2 Bedrooms • 2 Bathrooms • 1 Reception Room

Recently built penthouse apartment • Triple-aspect roof terrace • Exceptional quality of finish • Stunning entrance hallway • Memorable views • Secure development with 24 hour security • Central location for transport

Local Information
Perseverance Works is a gated development set in the heart of Shoreditch that's protected by 24 hour security and CCTV. The development was recently given a local heritage listing and is home to a collection of creative businesses, as well as having a limited number of residential dwellings on-site. An incredibly picturesque setting located within the Kingsland Conservation Area, converted warehouses and workshops surround a pretty, cobbled courtyard that has an on-site coffee stall throughout the year.

Located around 5 minutes walking distance from Shoreditch High Street and Hoxton stations, Old Street and Liverpool Street stations are also within easy reach. A vast selection of shops, bars and restaurants are on the doorstep and Columbia Road, Brick Lane, Spitalfields and the City are all within walking distance.

About this property
An exceptional penthouse apartment in the sought after Perseverance works development.

Developed and presented with precision and attention to detail, internally there is approximately 1,942 square feet arranged over two floors with a terrace which is over 400 square feet. The views are spectacular with three aspects one of which is directly toward the City.

The kitchen and bathrooms have been carefully crafted with bespoke touches and modern cutting edge design and contraction methods.

Offered chain free, an ideal 'lock up' and leave property in a great location to enjoy London.

Tenure
Leasehold (964 years remaining)

Local Authority
Hackney Council

Energy Performance
EPC Rating = E

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.

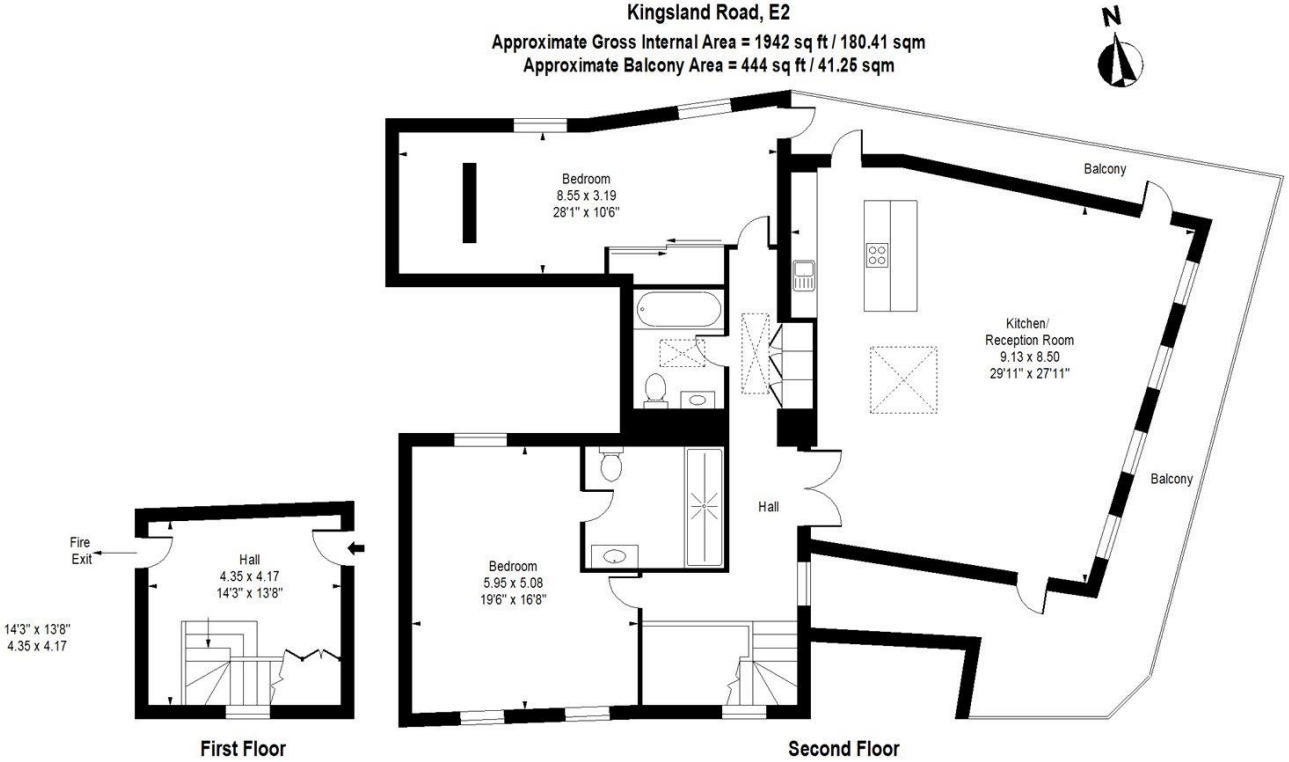
Perseverance Works, 38 Kingsland Road, London, E2
Gross Internal Area 1942 sq ft, 180m²

Nick Verdi
Shoreditch
+44 (0) 207 578 6200
nick.verdi@savills.com

savills.co.uk

Penthouse,
Perseverance Works,
Kingsland Road, E2

Approximate Gross Internal Area = 1942 sq ft / 180.41 sqm
Approximate Balcony Area = 444 sq ft / 41.25 sqm



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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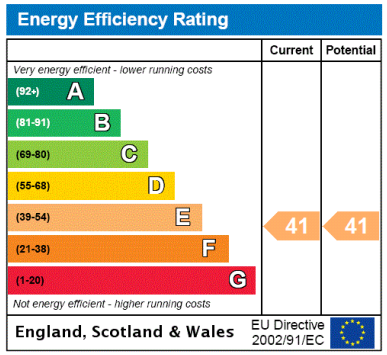

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